



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00026 Tres Sueños Unit Eight
Application Type: Major Final
CPC Hearing Date: April 19, 2012
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: East of Rich Beem Boulevard and North of Montana Avenue
Acreage: 31.095 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: PR-1 (Planned Residential)
Proposed Zoning: PR-1 (Planned Residential)
Nearest Park: New park located in Tres Sueños Unit Four (0.24 miles)
Nearest School: Hurshel Antwine Elementary (1.47 miles)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Tropicana Development
Applicant: Tropicana Development
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: PR-1 (Planned Residential) / Vacant
South: PR-1 (Planned Residential) / Developing neighborhood
East: PR-1 (Planned Residential) / Vacant
West: PR-1 (Planned Residential) & some C-2/C (Commercial/Condition) / Vacant

THE PLAN FOR EL PASO DESIGNATION: Suburban (Walkable).

APPLICATION DESCRIPTION

The applicant proposes to subdivide 31.095 acres of land for a single-family residential development. The applicant proposes 17.1 acres for 142 single-family lots with the smallest lot measuring 4,725 square feet and the largest measuring 10,522 square feet. The remaining acreage will be used for streets, ponding, and drainage. Primary access is proposed from Eastbrook Drive and Andrew Wiseman Street. Two ponding areas are also proposed measuring 2.0 and 2.6 acres in size.

The applicant is requesting the following modifications:

1. To allow for a modified 52-foot ROW that will include 5-foot sidewalks and 5-foot parkways and 32 feet of pavement.
2. To allow for a turning heel between 70 feet and 110 feet.

3. To allow for a street name in excess of the 13 character limit.

CASE HISTORY

On December 15, 2011 the City Planning Commission approved Tres Sueños Unit Eight on a major preliminary basis.

CURRENT REQUEST

The applicant has submitted Tres Sueños Unit Eight on a major final basis reflecting no changes from the approved preliminary plat.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification request based on reason number 3 of the previous subdivision code and **approval** of Tres Sueños Unit Eight on a Major Final basis.

Planning Division Recommendation

Planning recommends approval.

Engineering & Construction Management - Land Development

We have reviewed subject plan recommend **Approval**; the Developer/Engineer needs to address the following comments:

CPC Comments:

No Objections

DCC Comments:

1. Provide **R.O.W. width to George Fernandez Drive.**
2. Provide **School District.**
3. All subdivision Public improvements (**Streets, Ponding Area, Driveways, Drainage R.O.W., Stormwater Run-Off, Easements, and etc.**) shall be complied with the **Drainage Design Manual DDM and Design Standards for Construction DSC.**

The Subdivision is within Flood Zone "X"-Panel # 480212 0175B, dated September 4, 1991.

EPDOT

Notes:

1. Double frontage lots along Andrew Wiseman shall comply with Section 19.16.080.D (Double Frontage Lots).
2. Temporary end of road markers or Type III barricades shall be provided at the end of the following streets:
 - a. North of Russell Borrea
 - b. Ruben Soto Drive
 - c. East of Adrian Campos Street

All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Parks and Recreation Department

We have reviewed **Tres Sueños #8**, a major final plat map and offer "No objections" to this

subdivision application.

Please note that this subdivision is composed of **142** (PR-1) Single-family dwelling lots and does not include any parkland dedication however, this unit is part of the "Tres Sueños Land Study" and applicant has dedicated three (3) "Parks" for a total of 11.13 acres – Two (2) of them have already been constructed and accepted by this department therefore, this subdivision complies with the minimum parkland requirements as per ordinance Chapter 19.20 - Parks and Open Space based on the following calculations:

Parkland calculations:

Tres Sueños #1 Parkland Dedication	5.93 Acres or 593 Dwelling Units
Tres Sueños #4 Parkland Dedication	2.57 Acres or 257 Dwelling Units
Tres Sueños #5 Parkland Dedication	<u>2.63 Acres or 263 Dwelling Units</u>
Total Parkland Dedication	11.13 Acres or 1113 Dwelling Units
Tres Sueños #1 = 151 Units requires	1.51 Acres
Tres Sueños #2 = 128 Units requires	1.28 Acres
Tres Sueños #3 = 101 Units requires	1.01 Acres
Tres Sueños #4 = 172 Units requires	1.72 Acres
Tres Sueños #5 = 136 Units requires	1.36 Acres
Tres Sueños #6 = 138 Units requires	1.38 Acres
Tres Sueños #7 = 144 Units requires	1.44 Acres
Tres Sueños #8 = 142 Units requires	<u>1.42 Acres</u>
Total Requirements	11.12 Acres
Total Parkland Dedication	11.13 Acres or 1113 Dwelling Units
Total Requirements	<u>11.12 Acres or 1112 Dwelling Units</u>
Meets the "Parkland Requirements" by	0.01 Acres or 1 Dwelling Unit

El Paso Water Utilities

1. EPWU does not object to this request.
2. A 16-inch diameter water main extension will be required along Andrew Wiseman Street and along Russell Borea Avenue.

Water:

3. There is an existing 16-inch diameter water main along Andrew Wiseman Street that dead ends approximately 75-feet north of the intersection with Eastbrook Drive. This water main needs to continue north within the subdivision.

4. There is an existing 12-inch diameter stub-out along Eastbrook Drive that dead-ends approximately 22-feet east of the east right-of-way line of Andrew Wiseman Street.

Sewer:

5. Sanitary sewer flows from the subdivision need to be conveyed to an existing 15-inch diameter sewer main that extends within an easement located immediately west of Andrew Wiseman Street. A 12-inch diameter sewer main extension is required along Russell Borea Avenue, and along Andrew Wiseman Street to connect to the existing sewer main located on the above mentioned easement.

General:

6. Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.

7. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU Stormwater Division

No Objections

Sun Metro

No comments received.

El Paso Fire Department

No comments received.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Socorro Independent School District

No comments received.

Additional Requirements and General Comments:

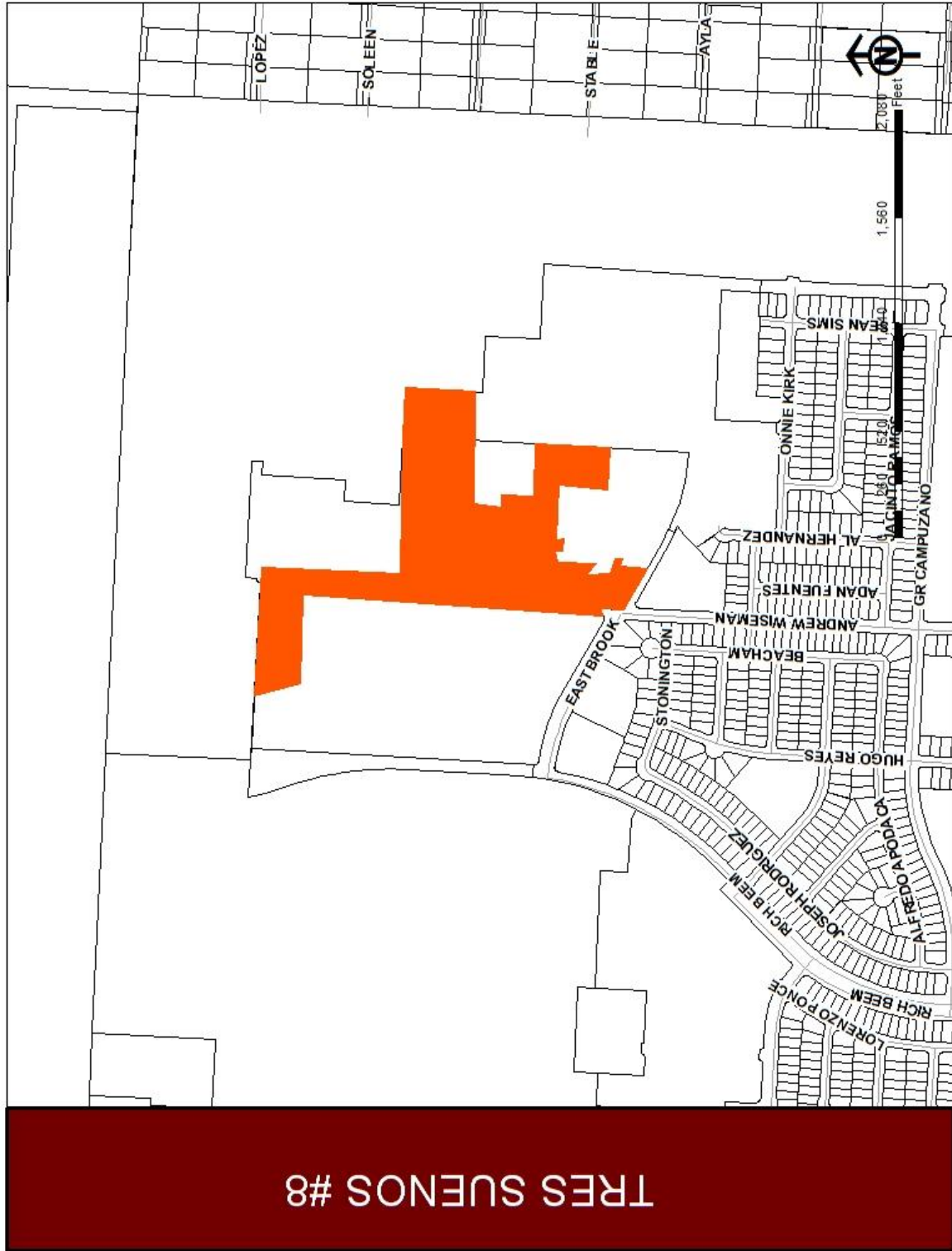
1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership

- c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
- 2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

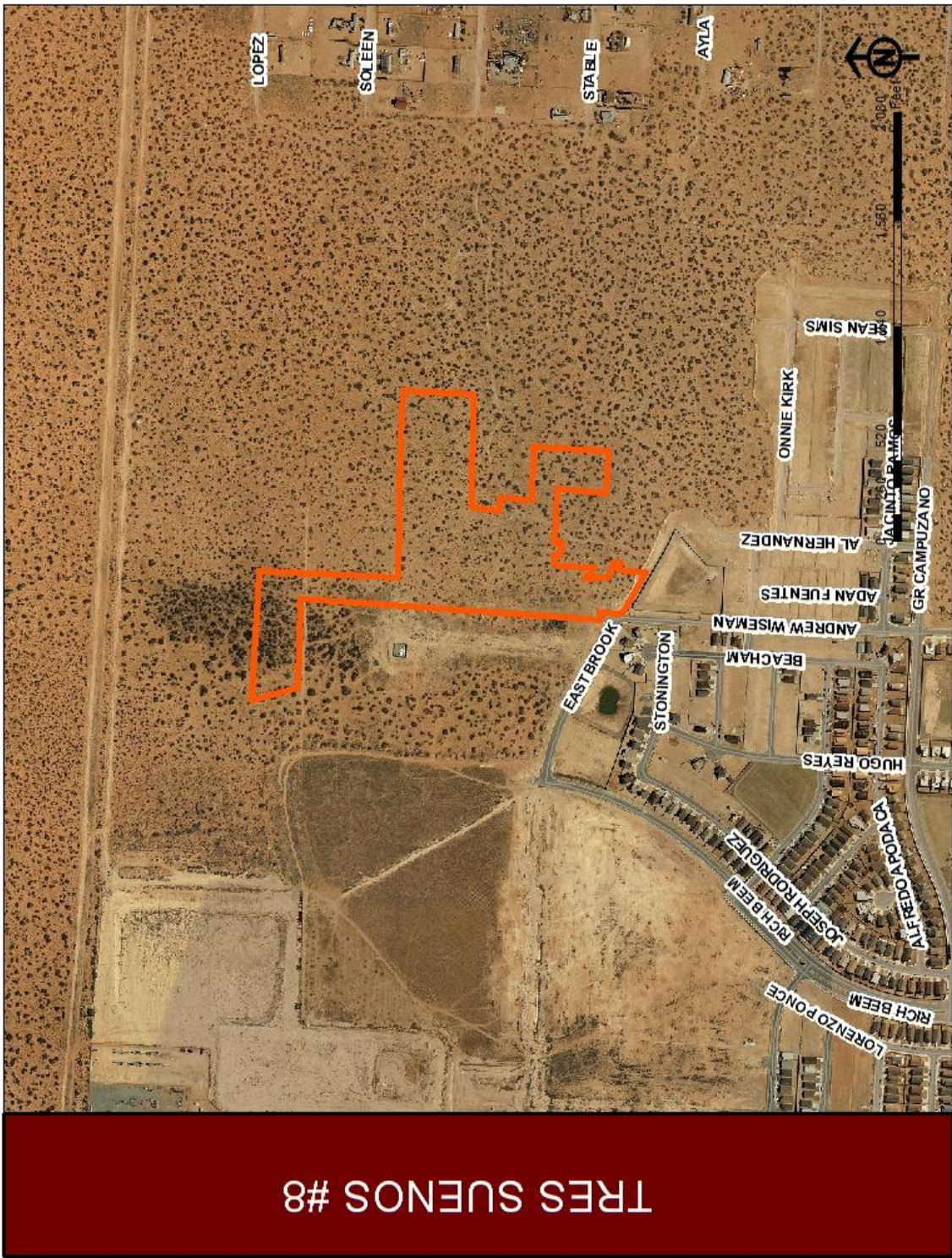
Attachments

- 1. Location map
- 2. Aerial map
- 3. Final plat
- 4. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION FINAL APPROVAL

DATE: 03/12/12

FILE NO. SUSU12-00026

SUBDIVISION NAME: TRES SUEÑOS UNIT EIGHT

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Section 27, Block 79, Township 2, Texas and Pacific Railways Surveys, City of El Paso, El Paso
County, Texas; containing 30.481 acres
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>17.10</u>	<u>142</u>	Office		
Duplex			Street & Alley	<u>9.3</u>	
Apartment			Ponding & Drainage	<u>4.64</u>	<u>2</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Drainage R.O.W.	<u>0.05</u>	<u>1</u>
School					
Commercial			Total No. Sites	<u>145</u>	
Industrial			Total (Gross) Acreage	<u>31.095</u>	
3. What is existing zoning of the above described property? PR-1 Proposed zoning? PR-1
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface street flow and underground drainage structures that flow into two retention ponds
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception Modify width of street sections to allow for 52-foot R.O.W. with 5-foot sidewalk and 34-foot pavement.
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).



12.	Owner of record	Tropicana Development	4655 Cohen Drive	79924	(915) 821-3550
		(Name & Address)		(Zip)	(Phone)
12.	Developer	Tropicana Development	4655 Cohen Drive	79924	(915) 821-3550
		(Name & Address)		(Zip)	(Phone)
14.	Engineer	CEA Group	4712 Woodrow Bean, Ste F	79924	(915) 544-5232
		(Name & Address)		(Zip)	(Phone)

CASHIER'S VALIDATION
FEE: \$1,796.00

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.